

Single-family dwelling with accessory apartment

Checklist

Definition: Dwelling, Single-Family with Accessory Apartment – A single-family dwelling as a principal use, along with a dwelling unit serving as a separate accessory apartment that is, either located within the principal dwelling, attached to it or in a detached residential accessory building on the same lot. The accessory apartment shall be a self-contained dwelling unit containing a kitchen, bedroom(s) and bathroom facilities. Accessory dwellings shall have their own separate access from the principal dwelling unit. The accessory apartment shall be an accessory use related to the principal single family dwelling use.

- Permitted in RR, RL, RM, RH-1, CV, CH-1, MRL, MRL-1 & WR
- Only one accessory apartment is permitted for each principal dwelling unit.
- The accessory apartment may not be held in separate ownership from the principal use.
- Only one of the principal dwelling or accessory apartments may be rented at any given time and, if rented, shall be rented for a term of no less than six (6) consecutive months. ***Prior to the issuance of a Building Permit, the Owner shall submit a notarized affidavit that states the owner is or will be in residence in one of the units.***
- The accessory apartment shall not exceed 1,000 square feet, gross floor area.
- The accessory apartment shall have not more than two bedrooms.
- At least one off-street parking space shall be provided for the accessory apartment.
- The accessory apartment shall be designed so that, to the degree reasonably feasible, the appearance of the property remains that of a single-family property with matching materials, colors, window styles and roof design for one structure, if the apartment is attached, or for both structures, if the apartment is detached.
- The principal dwelling unit and accessory apartment shall meet all Board of Health wastewater treatment requirements for the combined number of bedrooms.
- The proposed use shall not exceed the building or site coverage for the applicable zoning district.
- If an addition to the principal dwelling is to be constructed for the accessory apartment, the addition shall comply with all setback requirements in the applicable Zoning District. The Zoning Board of Appeals may grant a Special Permit for preexisting nonconforming principal dwellings and residential accessory building that do not comply with the setback or lot coverage requirements.
- A Building permit is required for the creation of an ADU.

*For parcels existing within an approved Open Space Residential Development or Cluster Subdivision, the lots size shall be consistent with the endorsed plan.